

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: 01006, Lee's Place 1st Final Plat

Date: June 18, 2001

PROPOSAL: A final plat consisting of 21 lots and 1 outlot.

GENERAL INFORMATION:

APPLICANT: R.C. Krueger Development Company, Inc
2929 Pine Lake Road
Lincoln, NE 68516

OWNER: R.C. Krueger Development Company, Inc
2929 Pine Lake Road
Lincoln, NE 68516

CONTACT PERSON: Jack Tuma
ESP
601 Old Cheney Road, Suite A
Lincoln, NE 68512

LOCATION: S.W. 18th and W. Lake Streets

LEGAL DESCRIPTION: Outlot B, Lee's Place Addition, located in the SE 1/4 of Section 33, Township 10N, Range 6E

REQUESTED ACTION: Approve the final plat.

EXISTING ZONING: R3 - Residential

SIZE: 21.24 acres, more or less

HISTORY:

Lee's Place preliminary plat # 99010 was approved on July 28, 1999 by the Planning Commission.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

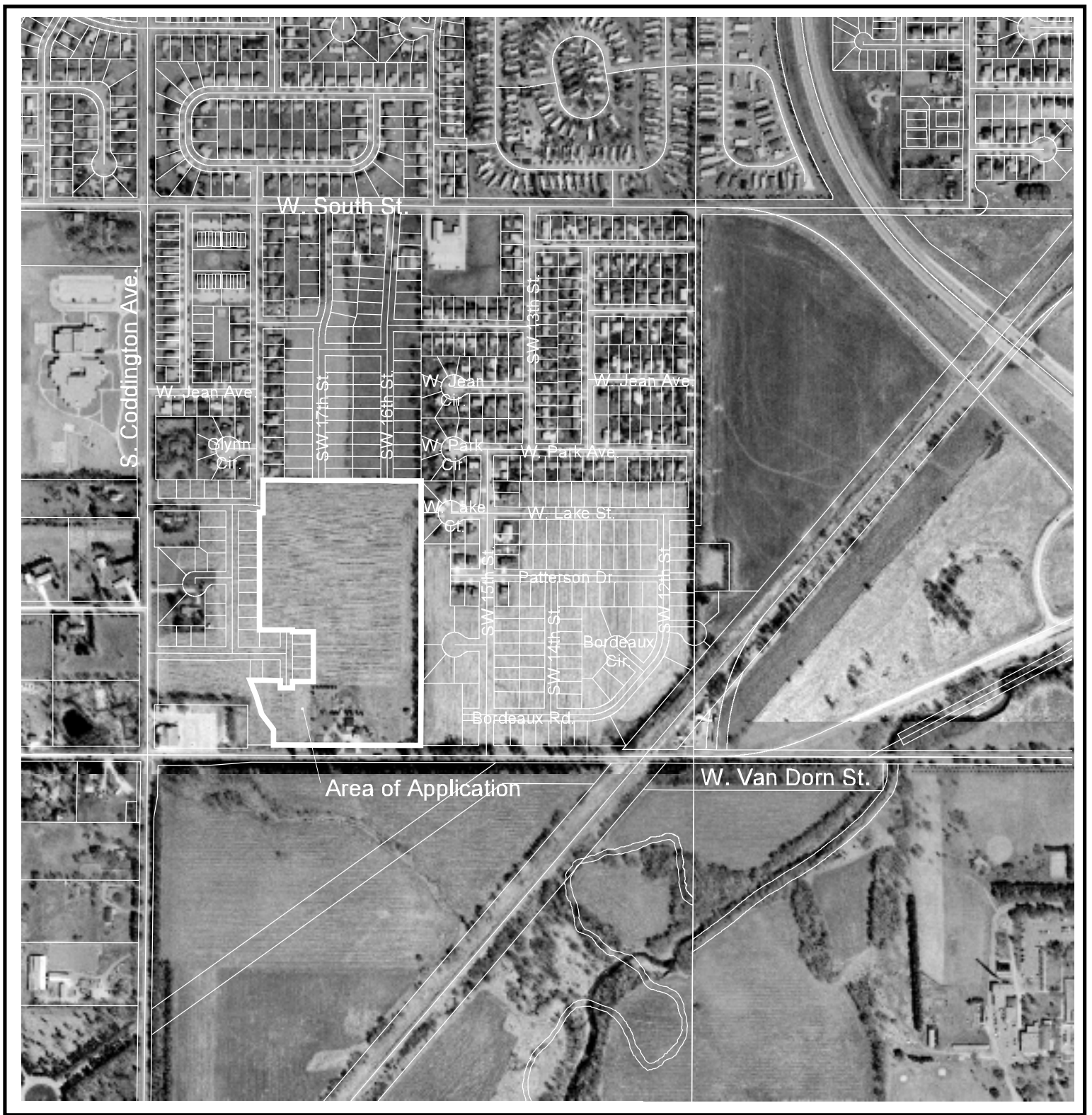
STAFF RECOMMENDATION:

Approval

Becky Horner
Planner

attachments: Information from the applicant.
Technical information.

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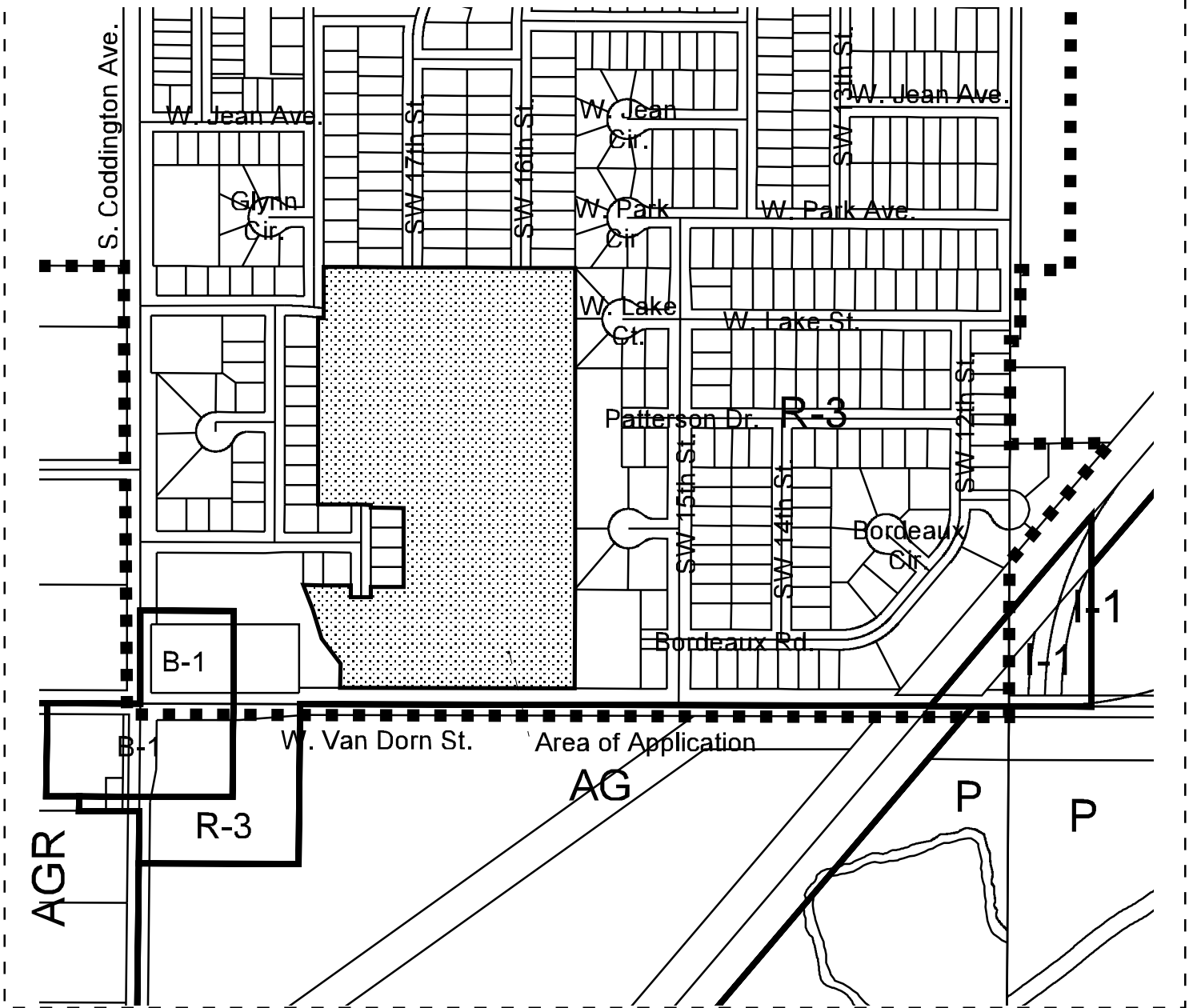
Final Plat #01006
Lee's Place 1st
W. Van Dorn & Coddington



Sheet _____ of _____

Date: _____

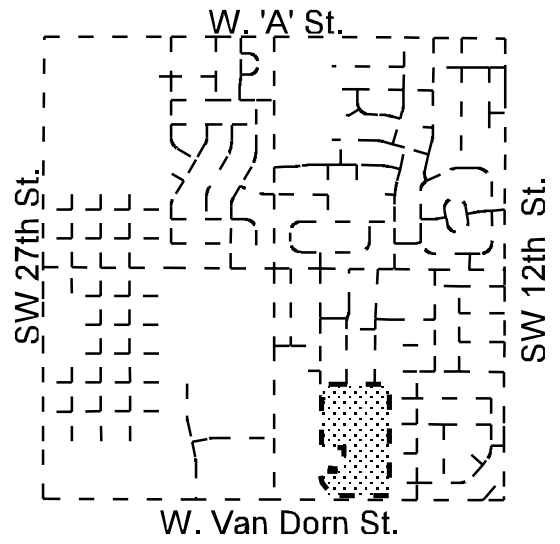
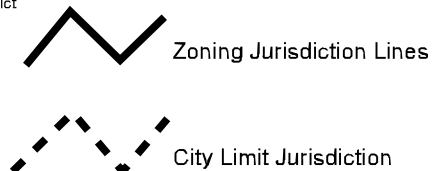
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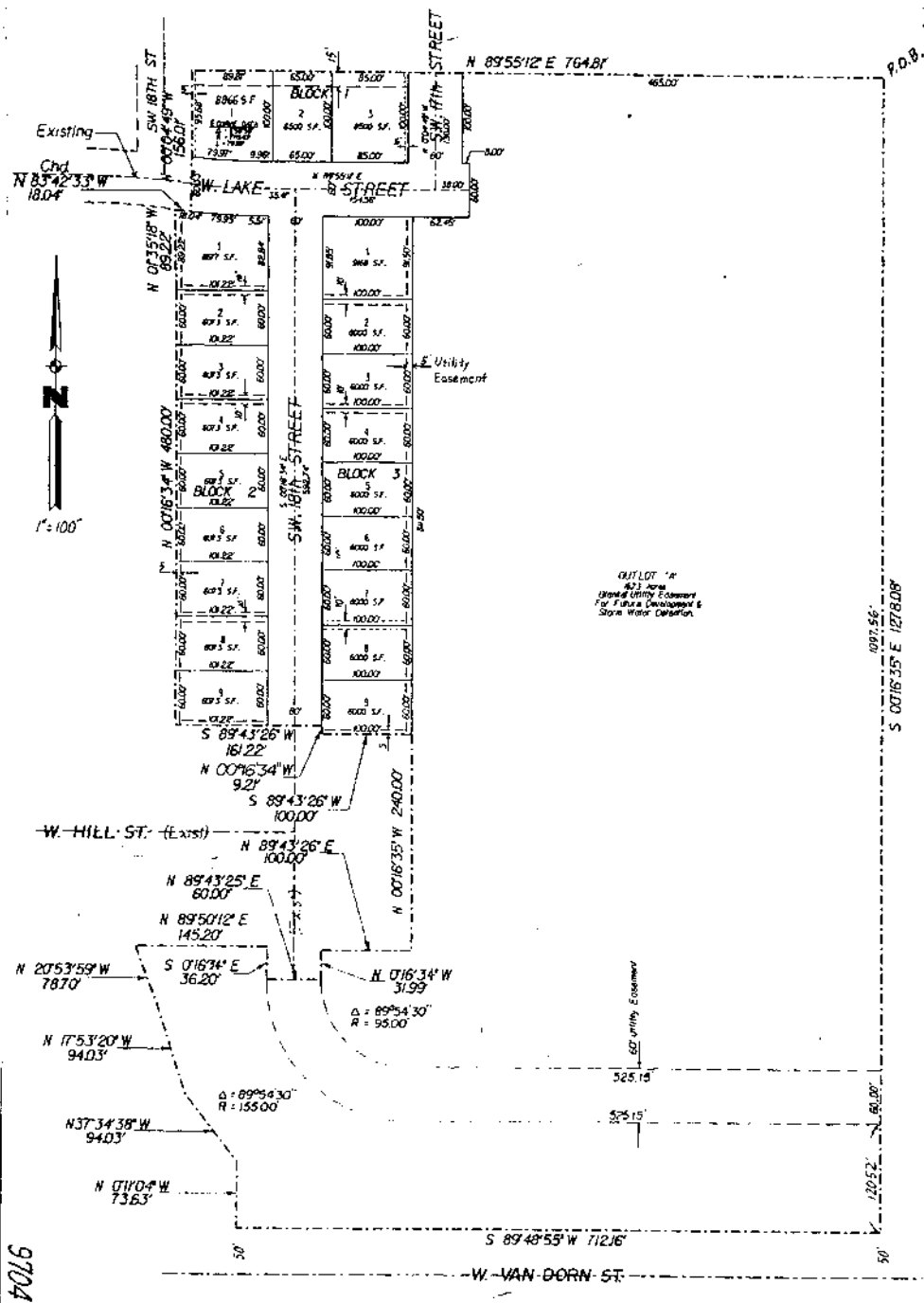


Final Plat #01006
Lee's Place 1st
W. Van Dorn & Coddington

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 33 T10N R6E





LEE'S PLACE 1ST
FINAL PLAT #01006

Date: 6/14/01 North

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF01019**

Address

Job Description: **LEE'S PLACE 1ST ADDITION**

Location: **LEE'S PLACE 1ST ADD**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By **RAY HILL - BECKY**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE** **BOB FIEDLER**

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

RECEIVED

FEB 20 2001

**LINCOLN CITY/LANCASTER COUNTY
FIRE DEPARTMENT**